



Town of Lancaster
Planning Board
Lancaster, Massachusetts 01523

7:00 P.M., October 24, 2022

Hybrid Meeting
Nashaway Meeting Room, Prescott Building
701 Main Street
Lancaster, MA

Administrative

1. Attendance Roll Call

Frank Streeter, Chair

Phil Lawler, Vice-Chair

Kendra Dickinson, Member

Mike Favreau, Member

George Frantz, Member

Staff Present: Jasmin Farinacci, Planning Director

Public Hearing

1. Site Plan Review – Barkely Enterprises – 0 Shirley Road (Map 5, Parcel 54)

The site is the self-storage at corner of Fort Pond and Shirley Road. The applicant has requested a continuance until the next Planning Board hearing and has asked if the Planning Board would consider holding a special meeting prior to November 28th. The Board discussed holding an earlier hearing as the date of its next regular meeting is the night of the Town's Special Town Meeting. (STM). With all due respect the Chair says to pass on this because of recent workload. Chair asks Member Dickinson if she has any comment on this request. Member Dickinson says she does not. The Chair asks if there is any other discussion.

There is none.

MOTION: Vice-Chair Lawler moves to continue the hearing until November 28, 2022.
Member Franz seconds. No Discussion.
Vote (5-0-0)

Public Meeting

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1. Reports on Zoning Articles

a) Scriveners Error Bylaw 220-8.4A/220-8.4 B Public Hearing for Zoning Article

The Chair talks about the history of the Scriveners Errors. Ms. Farinacci asks whether the Board would like the Articles on the overhead screen. Board reviews the Article on the screen. Chair asks for discussion, there is none. The Chair asks for a motion to issue a positive report on this Zoning Article.

MOTION: Member Dickinson moves that the Board issue a positive report for the scrivener's error bylaw and Member Favreau seconds.

Chair calls for a vote.

VOTE (5-0-0)

b) Scriveners Error Bylaw 220-8.1 GG Public Hearing for Zoning Article

Chair asks Ms. Farinacci to put this Zoning Article up on the overhead. The Article is put up on the screen. Board reviews the Article. Chair asks for discussion. Member Favreau brings up that in the past the article was read. Chair says he is going to refer to "as printed in the warrant". Chair asks if there is any further discussion, there is none. Chair asks for motion to approve this Zoning Article.

MOTION: Member Dickinson moves that the Board issue a positive report for the scrivener's error bylaw and Member Favreau seconds.

Chair calls for a vote.

VOTE (5-0-0)

c) Standalone Energy System By-law Public Hearing for Zoning Article

Chair asks Ms. Farinacci to put the By-law up on the overhead. Chair states that the by-law is very lengthy, so he will just read the conclusion. The conclusion states "... concur this is an improvement to the by-law and updating this verbiage is necessary to properly prepare for the Town's future growth in power storage needs...." Chair asks if there is any further discussion. Mike asks them to scroll up to section he wanted to review. The Chair clarifies that this piece of documentation is describing the battery portion as he understands it. Mike thanks Chair for the clarification. Chair states again that the clarification given was as "he understands it." Chair asks for further discussion. There was none.

Chair calls for a motion on the Zoning Report

MOTION: Member Favreau moved that the Zoning Article be approved. Member Frantz seconds this.

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Chair calls for a vote.
VOTE (5-0-0)

d) Enterprise Zone Public Hearing for Zoning Article

Ms. Farinacci puts the Zoning Article up on the screen. Chair states if anyone wants to make any changes, they should discuss them here. The article was reviewed. There was some discussion around the point of traffic. Member Frantz brought up concerns of residents with the traffic. Member Favreau brought up some other points concerning the traffic flow. Vice-chair Lawler thought we should pay attention to the timing of the whole thing. It was impossible to get more accurate figures than the ones that had already been provided. The Board all acknowledged that there is a concern, and it is a legitimate concern. Member Dickinson suggested to add to the Article that "...the projected traffic would be monitored as the project is built in phases...". The Chair said that he would just take out the term phases and use the term "as the project is built".

Discussion among the Board surrounding sections 5, 6 and 7 took place. The Chair stated that the main goal of this article was to show how the town could now have a developed commercial district, keep taxes low, and get the town in compliance with the Affordable Housing. The Board came up with a few suggestions, settling in on a "diversify the tax base".

Further discussion took place on the way the entire Article flowed.

Member Dickinson thanked the Chair for the whole process of writing, reviewing, and giving the members of the board the opportunity to review the Article before it went before the town. The Chair in turn thanked Jasmin for having made it easier for him by creating an existing framework which he could edit.

Chair asks if anyone proposes any other changes. Jasmin brings up that on Zoom a participant has a term to include specific text with the term "iPod". Chair looks for a motion to accept this text.

Motion: Vice-chair makes a motion to include this text. Member Favreau seconds.
Chair asks for any further discussion. None given.

Chair calls for a vote.
VOTE (5-0-0)

The Chair brought up one remaining topic before moving on. It was a review of the history of the 40-R report. Given that a previous Planning Board had issued a negative report on the 40R zoning, the Chair had asked the previous chairman if he would read the

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report at the town meeting. The previous chairman had agreed. The Chair stated that The Affordable Housing Trust is the proponent of the 40-R. The Chair of the Affordable Housing Trust, Victoria Petracca, stated that the 40-R had been rejected, and the Trust had written a letter to try to convey the background. The Chair of the Affordable Housing commission gave some background before reading the letter. The most important point was that the number of units at 339 units was not a real number. She stated that the Affordable Housing trust worked hard to get beyond the 40-B to come up with the 40-R.

The Chair asked two questions. One was if she would like this letter posted to on the Town's website. The second was if the Trust could product a bullet point of the letter. The Chair of the Affordable Housing Trust agreed.

Member Dickinson gave her opinions on the hard work of the Affordable Housing Trust. Dickinson also wanted to make sure that entire story was told. The Board had a robust conversation concerning the history of the 40-R.

2. Review Violations and Active Orders

Motion to Review and respond as appropriate to any new information received by meeting time and consider assessing fines where applicable for new or ongoing stormwater violations at:

201 Hilltop Road (Cease & Desist delivered, Stormwater Permit Application in progress) – Chair asks to Motion to continue the hearing at 201 Hilltop

Vice-chair moved and Member Favreau seconded. The chair asked if there was any discussion.

No discussion. The Chair called for a vote.

VOTE: (4-0-1) Dickinson abstained

2038 Lunenburg Road (Cease & Desist delivered, resolution in progress) – Attorney Peter Campobasso came before the Board to give an update on the site and the issues they encountered and the reason for the lengthy continuances on this Cease and Desist. There is still some work that must be completed.

A Cease & Desist as ordered by the planning board and the conservation commission. Campobasso asked that the Cease & Desist order be removed. They had taken many soil samples. They were very close to having the order removed. Campobasso asked if there was a new conservation agent that he should be in touch with. Ms. Farinacci said there was a new agent, Charlotte Steeves. She would forward the contact.

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MBTA Community Draft Update (Ms. Farinacci)
No action required.

Correspondence

No correspondence

New Business

Ms. Farinacci informed the board that a new Conservation Agent was starting, Charlotte Steeves. Jasmin informed them that Ms. Steeves had many qualifications including her master's in biology at McGill. She also informed them that a new Administrative Assistant was starting in the office, Rozlyn Lechten.

Chair asks for any further discussion. None present

Review Upcoming Meetings

11/28/2022 @ 7PM, via Zoom
12/12/2022 @ 7PM, via Zoom
1/09/2023 @ 7PM, via Zoom

Adjournment

Chair asks for a motion to adjourn the meeting

MOTION: Member Favreau calls to adjourn and Member Frantz seconds.

VOTE: (5-0-0)

Adjourned 8:15 pm